

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

JUNE 23, 1988

The Members of the Boston Redevelopment Authority met in regular session at the office of the Authority, Board Room, City Hall, One City Hall Square, Boston, Massachusetts at 2:00 P.M. on June 23, 1988. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Present

Robert L. Farrell
Joseph J. Walsh
Clarence Jones

Absent

James K. Flaherty (came in later)
Michael F. Donlan (came in later)

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with the CERTIFICATE AS TO SERVICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 as amended, of the General Laws that a regular meeting of the Boston Redevelopment Authority will be held at 2:30 P.M. on June 23, 1988, in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian _____


Title _____ Secretary _____

June 16, 1988

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly authorized, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on June 16, 1988, I filed in the manner provided by Section 23B of Chapter 39, as amended, of the General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of this Authority this twenty-third day of June, 1988.


Secretary

Messrs, Coyle and Simonian attended the meeting.

The Minutes of the Meeting of June 9, 1988, were read by the Secretary.

On motion duly made and seconded, it was unanimously VOTED: To approve the Minutes as read.

Copies of a memorandum dated June 23, 1988, were distributed re: Request to Advertise for a Public Hearing for Presentation of the Midtown Cultural District Plan and Related Zoning Amendment, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to advertise for a Public Hearing to be scheduled on July 14, 1988, at 2:00 P.M. in the Board Room of the Authority, for presentation of the Midtown Cultural District Plan and draft Zoning Regulations.

Copies of a memorandum dated June 23, 1988, were distributed re: Family Day Care Center Zoning Amendment and Family Day Care Regulations for Economic Development Areas and Midtown Cultural District, which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Secretary is authorized to schedule a Public Hearing before the Authority concerning a Zoning Text Amendment that would Allow Family Day Care Centers for up to six children in all Zoning Districts where residential uses are allowed, and concerning regulations for Family Day Care Centers in the Downtown Economic Development Areas and Midtown Cultural District to be held on July 14, 1988, at 2:30 P.M. in the Board Room of the Authority.

Copies of a memorandum dated June 23, 1988, were distributed re: Request Authorization to Convey Parks and Sidewalks to the City of Boston, attached to which were copies of Exhibit "A," Parks and Playgrounds; Exhibit "B," Sidewalks, Splinters and Public Access, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be and hereby is authorized to execute as deemed appropriate one or more deeds and other appropriate documents necessary to transfer the ownership of various parcels listed in the attached Exhibit "A" (Parks and Playgrounds), and Exhibit "B," (Sidewalks, Splinters and Public Access) to the City of Boston, acting by and through its Public Facilities Commission.

Copies of a memorandum dated June 23, 1988, were distributed re: Request Authorization to Convey Land to the City of Boston for Abutter Disposition Program, attached to which were copies of Exhibit "A," (Abutter Disposition Parcels, and Exhibit "B,"¹¹ (Public Facilities Department 747 Housing Program), and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be and hereby is authorized to execute as deemed appropriate one or more deeds and other appropriate documents necessary to transfer the ownership of various parcels listed in the attached Exhibit "A," (Abutter Disposition Parcels), and Exhibit "B," (Public Facilities Department 747 Housing Program) to the City of Boston, acting by and through its Public Facilities Commission.

Messrs. Flaherty and Donlan entered the meeting.

Copies of a memorandum dated June 23, 1988, were distributed re: 185 State Street, attached to which were copies of a September 16, 1987 and October 26, 1987, letters from Bernard T. West, President of the Coolidge Bank and Trust Company to Director Coyle; two page Project Pro-Forma, and a proposed Resolution.

This matter was Taken Under Advisement on October 8, 1987.

On motion duly made and seconded, it was unanimously

VOTED: To continue this matter under advisement until report received from the sub-committee.

Copies of a memorandum dated June 23, 1988, were distributed re: Change Order No. 1 to Contract for Roofing and Flashing Work to the Dudley Site Office, attached to which were copies of Inter-Office Communications from Robert McGilvray to Mr. Noonan of June 13, 1988; Inter-Office Communication from Robert McGilvray to Mr. Simonian of June 13, 1988; Illustration of Roof Support Structure; Estimate of Emergency Roof Repair Work, and a proposed vote.

Messrs. Millett and McGilvray addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to the Contract for Roofing and Flashing Work at the Dudley Site Office building, with the Hartford Roofing Company, Inc. in the amount of \$40,537.00 be approved, and the Executive Director is hereby authorized by and on behalf of the Authority to execute said Change Order.

Copies of a memorandum dated June 23, 1988, were distributed re: Release of Affordable Covenant on the Winslow Court Project in Roxbury, attached to which were copies of March 18, 1988, letter from Edward T. Calnan, Associate Director, to Clarence DoneIan of QIC Housing Development Corporation; May 13, 1988, letter from Clarence DoneIan to Director Coyle; map indicating the location of the area, and a proposed vote.

Letter of June 20, 1988, from Lowell L. Richards III, of Cabot, Cabot & Forbes, made part of the record.

Mr. David Carter, Development Adviser from QIC, addressed the Board, as did Mr. Ricardo Millett of staff.

On motion by Mr. Jones, seconded by Mr. Donlan, it was unanimously

VOTED: To amend the proposed vote by adding the words, "and subject to the staff submitting a plan to assure long-term affordability with regard to projects having MHFA financing," so as to read as follows:

That the Director be, and hereby is, authorized to execute any a_n.d all instruments, including but not limited to a Release of Covenants and Restrictions, necessary to release the covenants and restrictions set forth in the Covenant for Affordable Housing attached to a certain Land Disposition Agreement and related Deed, both dated July 22, 1987, and respectively recorded with the Suffolk County Registry of Deeds in Book 13910, Page 202, and Book 13910,

Page 266, for Winslow Court Project at 250-256 and 268-286 Dudley Street, subject to the staff submitting a plan to assure long-term affordability with regard to projects having MHFA financing. Said Agreement would include such terms and conditions that the Director deems in the best interest of the Authority.

On motion duly made and seconded, it was unanimously VOTED: To adopt the proposed vote as amended above.

The aforementioned Agreement is filed in the Document Book of the Authority as Document No. 5060.

Mr. Flaherty left the meeting.

Copies of a memorandum dated June 23, 1988, were distributed re: EB-23 and EB-24, East Boston, Tentative Designation of East Boston Community Development Corporation, attached to which were copies of a June 25, 1987, letter from Philip F. Freehan, Senior Vice President of the East Boston Savings Bank to Al Calderelli, President of East Boston Community Development Corporation; Illustrations of the Properties; map indicating the location of the area, and a proposed Resolution.

Mr. Ron Catena, 72 Marginal Street, East Boston, Chairman of EBPZAC and Member of EBCDC, addressed the Board and answered the Members' questions.

Mr. Flaherty returned to the meeting.

In reply to a question from the Chairman as to whether there is any opposition in East Boston, Mr. Catena replied that he did not know of any. Also, that the Neighborhood of Affordable Housing (NOAH) supports the tentative designation of EBCDC.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION, DISPOSITION PARCELS EB-23 and EB-24, EAST BOSTON SECTION OF THE CITY OF BOSTON," was introduced, read and considered.

On motion duly made and seconded, it was unanimously VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 5061.

Copies of a memorandum dated June 23, 1988, were distributed re: Amendment to the Report and Decision on the 121A Application of Port Development Company, Inc. Providing for the Termination of 121A Approvals Relating to the Project, attached to which were copies of a May 23, 1988, letter to Attorney Kelly King of staff from RJM, 128 Main Street, Gloucester; May 19, 1988, letter from Murray & Murray, Attorneys at Law, to John W. Sheerin III; May 18, 1988, letter from Murray & Murray to Attorney King; Standard Form Commercial Lease; Amendment; Amendment to Lease; proposed vote, and proposed Amendment.

Attorney Kevin Morrison of staff addressed the Board and answered the Members' questions.

On motion duly made and seconded, it was unanimously VOTED: That the document presented at this meeting, entitled, "Fifth Amendment to the Report and Decision on the Application of George W. Page and Others for the Authorization and Approval of a Project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts, as amended, and Chapter 652 of the Acts of 1960, and for Consent to the Formation of a Corporation to be Organized Under the Provisions of said Chapter 121A," is hereby approved and adopted.

The aforementioned "Fifth Amendment to the Report and Decision on the Application of George W. Page and Others" is filed in the Document Book of the Authority as Document No. 5062.

Copies of a memorandum dated June 23, 1988, were distributed re: Southwest Corridor, Parcel 2, Roslindale, Final Designation/Bridge Loan, attached to which were copies of a map indicating the location of the area; five illustrations; June 7, 1988, letter from First Trade Union Savings Bank to Robert Rush of staff; December 1, 1987, letter from District Councillor Thomas M. Menino; January 14, 1988, letter from Reverend George D. Vartzelis of the Sacred Heart Church, Roslindale; and a proposed vote and Resolution.

Councillor Thomas Menitio appeared in favor of the final designation.

On motion by Mr. Walsh, seconded by Mr. Flaherty, it was unanimously

VOTED: To amend the proposed Resolution to provide that final designation of Hi-Tech Structures, Inc. would not be effective until July 14, 1988, when the developers submit satisfactory assurances to the Authority guaranteeing the re-payment of the \$150,000 Bridge Loan.

On motion duly made and seconded, it was unanimously

VOTED: To approve the above proposed Resolution as amended.

Mr. Jones left the meeting.

Copies of a memorandum dated June 23, 1988, were distributed re: Southwest Corridor Parcel Two, Corner of Rowe Street and Cummins Highway in the Roslindale Section of the City--Board of Appeal Application Z-11855-11860--attached to which were copies of two maps; SWC Zoning Variances; two illustrations; two floor plans; December 1, 1987, letter from District Councillor Thomas M. Menino to Director Coyle; January 14, 1988, letter from Reverend George D. Vartzelis of the Sacred Heart Church, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-11855-11860, Hi-Tech Structures, Inc., 136, 136-A, 136-B, 136-C, 136-D, 136-E Rowe Street at Cummins Highway in the Roslindale section of the city, for eleven (11) variances; one for Section 10-1, off-street parking is not allowed within the front nor side yard; one for Section 18-1, front yard insufficient; three for Section 20-1, rear yard insufficient, and six for Section 22-4, other (two or more dwellings on same lot), in a general residential district, (R-.5), the Boston Redevelopment Authority recommends approval.

Copies of a memorandum dated June 23, 1988, **were** distributed re: Request Authorization to Execute and Deliver a License Agreement to Douglass Plaza Housing Company One Limited Partnership for the Purpose of Providing Off-Street Parking and a Construction Staging Area on the Phase II Portion of Re-Use Parcel 16, Located at Columbus Avenue/Davenport and Tremont Streets, South End Urban Renewal Area, Mass. R-56, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to execute a License Agreement with Douglass Plaza Housing Company One Limited Partnership for the use of the Phase II portion of Parcel 16 for the purpose of providing off-street parking for the Developer's employees, agents and individuals involved in the construction of the mixed-use development known as the Douglass Plaza Project on the Phase I portion of Parcel 16 and up to 35 parking spaces to the Pianocraft Guild Associates, and for use as a construction staging area for Douglass Plaza Housing Company One Limited Partnership's construction of the Douglass Plaza Project, which use shall include the parking of trailers for construction offices. The License shall be for the period beginning July 1, 1988 and ending December 31, 1989, and in the amount of \$1.00. Said License shall contain the following provisions:

- 1) No obligation on Che Authority, direct or indirect, is to be construed beyond this temporary tenancy;
- 2) Licensee shall assume all maintenance expenses including cleaning of litter, trash, debris, or other disposable material on the premises;
- 3) Licensee shall obtain liability insurance naming the Authority as additional insured; and
- 4) Licensee agrees to indemnify the Authority from any liability resulting from Licensee's use of the premises.

In addition, said License shall contain the Authority's usual requirements and such other terms and conditions as the Director deems proper and in the best interest of the Authority.

Copies of a memorandum dated June 23, 1988, were distributed re: Partial Certificate of Completion for 8-12 and 14-16 Clarendon Street, Parcel SE-77, South End Urban Renewal Area, attached to which were copies of Inspection Form; Two Use and Occupancy Certificates; Inter-Office Memorandum from Margaret Brown of staff to Mr. Simonian, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion to the 4-18 Clarendon Street/72 Warren Avenue Limited Partnership for 6 units of equity housing and two commercial spaces on Parcel SE-77, located at 8-12 and 14-16 Clarendon Street in the South End Urban Renewal Area.

Copies of a memorandum dated June 23, 1988, were distributed re: Final Designation of Redeveloper of Parcel P-3b, 28-32-34-36 Oak Street, South Cove Project, Mass. R-92, attached to which were copies of a map indicating the location of the area; Redeveloper's Statement for Public Disclosure, Part One, and a Resolution.

On motion by Mr. Flaherty, seconded by Mr. Walsh, it was unanimously

VOTED: To table the matter until the next meeting.

Copies of a memorandum dated June 23, 1988, were distributed re: Revised Tentative Designation of South Cove, Parcel P-12-B, attached to which were copies of December 20, 1984 Board Memorandum; map indicating the location of the parcel; Resolution; Redeveloper's Statement for Public Disclosure, Part One, The Salesian Society; Redeveloper's Statement for Public Disclosure, Part One, Boston Centennial Limited Partnership; Schedule of Partnership Interests; Redeveloper's Statement for Public Disclosure, Part Two, Boston Centennial Limited Partnership, and a proposed vote.

This matter was Taken Under Advisement on June 9, 1988.

Mr. Ronald Fong of staff; Fr. Dominic of the Salesian Society; John Carroll of Rackemann Sawyer & Brewster, representing the Boston Centennial Limited Partnership and attorney for the Abbey Group addressed the Board and answered the Members' questions.

On motion by Mr. Donlan, seconded by Mr. Flaherty,
it was unanimously

VOTED: To amend the proposed vote by adding the following words: "provided, that the Authority explicitly reserves the right to review and reconsider the granting of this revised tentative designation upon the outcome of pending litigation between private parties involving Parcel P-12-B," so as to read:

That the Authority revise the tentative designation of redeveloper of South Cove Parcel P-12-B to include Boston Centennial Limited Partnership with the previously designated Salesian Society of Don Bosco as redeveloper of this parcel, said revised tentative designation being subject to the terms and conditions set forth in the Resolution adopted by the Authority on December 20, 1984, with regard to the tentative designation of the Salesian Society as redeveloper of this parcel; provided, that the Authority explicitly reserves the right to review and reconsider the granting of this revised tentative designation upon the outcome of pending litigation between private parties involving Parcel P-12-B.

On motion duly made and seconded, it was unanimously

VOTED: To approve the above vote as amended.

Copies of a memorandum dated June 23, 1988, were distributed re: Approval of Final Plans for the Government Center Garage and Office Building, and the Approval of Transfer of Partial Beneficial Ownership to Dean Witter in order to Secure Financing for the Project, attached to which were copies of Attachment I, Transferees of Interest in LS Government Center Limited Partnership, and a proposed vote.

Mr. Paul Reavis, Assistant Director, addressed the Board and answered the Members' questions.

Attorney Myrna Putziger, representing the developer, Government Center Garage Realty Trust, also addressed the Board and answered the Members' questions.

On motion by Mr. Flaherty, seconded by Mr. Walsh, it was unanimously

VOTED: That in accordance with the Sale and Construction Agreement dated December 21, 1983, among the Trustees of Government Center Garage Realty Trust, the Authority, and the City of Boston, the Authority hereby approves the final working drawings for the office, retail, parking and ground level improvements to the Government Center Garage identified in the list of plans filed with the minutes of this meeting; and that the Director be and hereby is authorized and directed to endorse the approval of the Authority upon such working drax*ings and to take such other steps pursuant to such Sale and Construction Agreement as may be necessary or useful to enable the Trustees of Government Center Garage Realty Trust to

submit to Inspectional Services Department an application for a building permit for such improvements.

VOTED: That the Authority hereby approves the transfer of the beneficial interest in Government Center Garage Realty Trust from Government Center Garage Associates Limited Partnership, a Massachusetts limited partnership ("GCA") of which Richard H. Rubin is the sole general partner, to GCG Associates Limited partnership, a Massachusetts limited partnership to be formed in accordance with the terms of an Agreement and Certificate of Limited Partnership filed with the minutes of this meeting, the partners in such new limited partnership to be GCA, which will own an interest as general and limited partner of no less than 50.017% in the aggregate, and LS Government Center Limited Partnership, a Massachusetts limited partnership ("LSA"), which will own an interest as general limited partner of no more than 49.99% in the aggregate, each partner having the rights, duties and obligations set forth in such Agreement and Certificate of Limited Partnership, and that the Authority hereby further approves the admission to LSA of, and the transfer of ownership interest in LSA to the additional individuals listed on Attachment I who are key employees of Dean Witter Realty Inc.

The aforementioned documents are filed in the Document Book of the Authority as Document No. 5063.

Copies of a memorandum dated June 23, 1988, were distributed re: Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77, Rowes Wharf, Authorization to Advertise and Solicit Proposals and Execute a License Agreement for Temporary Inner-Harbor Water Shuttle Service, which included a proposed vote.

Mr. Walsh asked Mr. Leigh, Assistant Director of Harborpark, if the Authority controlled the dock area at Rowes Wharf to which Mr. Leigh replied in the negative, but that we do have control over the Navy Yard Pier Four operation. Also, the right to use the Rowes Wharf dock area as a terminal is in the Land Disposition Agreement and the Operations Plan,

On motion by Mr. Flaherty, seconded by Mr. Walsh, it was unanimously

VOTED: That the Director be authorized to advertise and solicit proposals and execute a suitable License Agreement with a qualified water transit operator to operate a temporary three-month water shuttle service between Rowes Wharf and Pier 4 in the Charlestown Navy Yard. Any such License Agreement would be contingent upon the operator paying any and all costs incurred in operating the service, and upon the licensed operator naming the Authority as additional insured.

Copies of a memorandum dated June 23, 1988, were distributed re: Copley Square Park Construction/Contract with John Mahoney Construction Co., Inc./Change Order No. 1, attached to which were copies of Change Order Approval Form, Exhibit "A": May 20, 1988, letter from John M. Reddy, Chief Engineer of John Mahoney Construction Co., Inc.; June 8, 1988, letter from Charles J. Sabatier, Jr., Commission for Persons With Disabilities; map indicating the location of the area, and a proposed vote.

Mr. Paul Reavis addressed the Board and answered the Members¹ questions.

On motion duly made and seconded, it was unanimously VOTED: That the Director of Engineering is hereby authorized to notify John Mahoney Construction Co., Inc. to proceed with Change Order No. 1, "Scheme A," providing improved handicapped accessibility, on a materials-and-labor basis, with 15% overhead and profit, and a total contract increase amount not to exceed \$49,979.10, with no change in the contract time,

Copies of a memorandum dated June 23, 1988, were distributed re: South Station MBTA/BRA Phase I Agreement, attached to which were copies of April 27, 1988, letter from Massachusetts Bay Transportation Authority to Engineering Department with attachments, and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: In accordance with the South Station MBTA/BRA Phase I Agreement dated October 16, 1985, approval is given to the MBTA for the allocation of \$720,211.00 to pay for the BRA's share of Phase I South Station Project. MBTA Payment Request No. 3 in the amount of \$720,211.00 shall be taken from the UMTA account. It is also voted to increase the MBTA's payment Request No. 1 by an additional \$20,000 to a new total of \$1,688,667.00.

Copies of a memorandum dated June 23, 1988, were distributed re: Site Preparation Contract W-5, Charlestown Project, Mass. R-55, Request Permission to Advertise for Bids, attached to which were copies of a map indicating the location of the area; Improvement Summary/Charbonnier Street, and a proposed vote.

On motion duly made and seconded, it was unanimously
VOTED: That the Secretary is authorized on behalf of the Authority to advertise for bids for Site Preparation Contract W-5 in the Charlestown Project.

Copies of memoranda dated June 23, 1988, were distributed re: Board of Appeal Referrals, attached to which were copies of 49 and 16 zoning petitions prepared by the Authority staff for transmittal to the Board of Appeal.

Ms. Gay Forbes, Deputy Director, addressed the Board and answered the Members' questions.

On motion by Mr. Flaherty, seconded by Mr. Donlan, it was unanimously

VOTED: To amend the following vote so as to read:
In reference to Petition Z-11662, Mark J. Scarlett, 38-40 Swallow Street, South Boston, for five variances to erect a four-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial.

On motion duly made and seconded, it was unanimously

VOTED: To approve the vote as amended above.

On motion duly made and seconded, it was unanimously
VOTED: To approve staff recommendations relating
to Petition Numbers:

Z-10811, Z-11040, Z-11059-11670,
Z-11303-11304, Z-11319, Z-11410,
Z-11420-11537, Z-11421, Z-11514, Z-11521,
Z-11539, Z-11540, Z-11545, Z-11546, Z-11555,
Z-11563, Z-11565, Z-11568. Z-11578, Z-11591,
Z-11595, Z-11600, Z-11601, Z-11603,
Z-11608-11609, Z-11613, Z-11614, Z-11615,
Z-11618, Z-11619-11620, Z-11622, Z-11623,
Z-11626, Z-11627, Z-11630, Z-11631, Z-11632,
Z-11633, Z-11634, Z-11635, Z-11636, Z-11637,
Z-11639, Z-11641-11642, Z-11643-11644,
Z-11656, Z-11690, Z-11714, Z-11716,
Z-11773-11778, Z-11176, Z-11295, Z-11419,
Z-11581, Z-11594, Z-11646-11647, Z-11648,
Z-11652, Z-11653, Z-11655, Z-11657,
Z-11658-11659, Z-11666, Z-11672, Z-11676,
Z-11417-11418.

The aforementioned Board of Appeal Referrals are
filed in the Document Book of the Authority as Document
No. 5064 .

The Chairman declared a short recess at 4:25 P.M.

The meeting re-convened at 4:30 P.M.

Copies of a memorandum dated June 23, 1988, were
distributed re: Charlestown Navy Yard, Pier Four,
Authorization to Extend License Agreement with Boston
Harbor Cruises to Operate a Temporary Water Shuttle,
which included a proposed vote.

On motion duly made and seconded, it was unanimously VOTED: That the Director be authorized to execute a twelve-month extension to the existing license agreement between the Authority and Boston Harbor Cruises to allow for the continued operation of water shuttle service between Long Wharf and Pier 4 in the Charlestown Navy Yard. Said Agreement will carry the same consideration (one dollar) and will contain the Authority's usual indemnification and additional insured clauses.

Copies of a memorandum dated June 23, 1988, were distributed re: Contractual Payments.

On motion duly made and seconded, it was unanimously VOTED: To approve the payment of the following bills:

Brown and Rowe	\$	14,505.50
John Mahoney Construction Co., Inc.		248,295.01
Resident 42.4%; Minority 40.8%; Female 5-6%		
Adaptive Environments, Inc.		540.00
Fay, Spofford & Thorndike		986.40
Hertz Penske Truck Leasing, Inc.		1,533.55
Northeast Security, Inc.		17,725.44
Mario Susi & Son, Inc.		16,142.27
Saul Schapiro		23,017.88
Fordham & Starrett		15,951.90
Thomas J. Donovan		2,550.00
David Dixon & Associates		35,000.00
Joseph A. Connolly		5,000.00
John McCourt Co.		51,429.20
Resident 14%; Minority 20.4%; Female 9.8%		
Benjamin Thompson & Associates, Inc.		1,666.76

Copies of several memoranda dated June 23, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously VOTED: To approve Salary Adjustment, Grade and Step for David Hurley, Boston, Superintendent of Property Management as follows:
\$34,659.00 per annum, Grade 12, Step 2, effective June 27, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously VOTED: To grant 20 days' advance sick leave to Melvin Goldstein.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously VOTED: To approve and authorize an amendment to the consultant services contract with Milton Abelson by extending the contract an additional six months, at an hourly rate of \$27.50 in a total amount of \$14,300.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it x*as unanimously VOTED: To approve and authorize an amendment extending Bernard Frieden's contract for six months at a cost of \$12,000 to assist in publication of the conference record and scholarly papers flowing from the Urban Policy Roundtable.

PERSOMEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is,
authorized to amend the existing contract
with the Mayor's Office of Neighborhood
Services to provide for an extension of
one year to contract performance time, and
an increase of \$400,000 to contract amount.
All other terms and conditions in the original
contract remain in force and effect.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is,
authorized to enter into a contract with
Arthur Andersen & Co. for a period of six
months for an amount not to exceed \$85,000.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is,
authorized to enter into a six-month
Professional Services Contract with Thomas
Ennen to work on the harbor rezoning and
on land use and the rezoning plan for the
Fort Point Channel area, in a maximum amount
not to exceed \$27,500.00. (This matter
had been Taken Under Advisement on June
9, 1988.)

The Chairman polled the Members to enter into Executive Session for the purpose of considering litigation matters.

On roll call* the following voted "Aye": Messrs. Farrell, Walsh, Flaherty and Donlan; and the following answered "Nay": None.

The Chairman announced that the Public Session would be resumed after the Executive Session.

The Members entered Executive Session.

The Members came out of Executive Session.

On motion duly made and seconded, it was unanimously VOTED: That the next meeting of the Authority will be held on June 30, 1988, at 2:30 P.M.

On motion duly made and seconded, it was unanimously VOTED: To adjourn.

The meeting adjourned at 5:25 P.M.


Secretary

LS